#### PROPERTY OWNERS' ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR

#### WOODS OF ALON (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Woods of Alon

2. Subdivision Location: San Antonio, Texas

3. Name of Homeowners Association: Woods of Alon (San Antonio) Homeowners' Association, Inc.

4. Recording Data for Association: Plats is filed at the county under Volume 9578, page 149.

5. Recording Data for Declaration: The Declarations are recorded under Doc# 20080025296 and

Doc# 20070247295.

Reciprocal Easement and Cost Sharing Agreement is filed

Under Book 14478, page 1827

Bylaws: The Bylaws signed on 2/21/2008 are filed under

Document # 20080036797

Certificate of Formation and

Certificate of Filing Both are filed with the Secretary of State of Texas and are

attached to Book 15995, Page 1846

 Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

Resolutions/Policies/Guidelines: All policies are filed under Document No. 20140004809-26. Collection Policy

Violation Policy

**Record Retention Policy** 

**Records Inspection Policy** 

Payment Plan Policy

**Email Registration Policy** 

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf Conflict of Interest Policy Guidelines for Flag Display Religious Items Display Guidelines Solar Energy Device Guidelines Roofing Material Guidelines Rainwater Collection Guidelines Application of Payments Policy

Billing Policy and Payment Plan Guidelines are filed under Document No. 20180056452

Woods of Alon (San Antonio) Homeowners' Association, Inc. Violation Enforcement Resolution is filed under Document No. 20190041217

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management 17319 San Pedro Ave, #318 San Antonio, TX 78232 contact@spectrumam.com 210-494-0659 www.spectrumam.com/homeowners

- 8. Fee(s) related to Property Transfer:
  - Administrative Transfer Fee \$200.00
  - Resale Package = \$375.00
    - o Rush for Resale Package:
      - 1 business day = \$120.00 / 3 business days = \$95.00
    - o Add a Rush to an existing order = \$75.00 + Cost of a Rush
    - Update for Resale Package:
      - 1-14 days = \$15.00 / 15-180 days = \$50.00
  - Statement of Account only = \$120.00
    - o Rush for Statement of Account only:
      - 1 business day = \$110.00 / 3 business day = \$85.00
    - Update for Statement of Account only:
      - 1-30 days No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
  - Capitalization Fee Equals .30% of the Sale Price (.15% paid by Seller and .15% paid by Buyer)

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

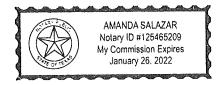
## Doc# 20210301403 10/28/2021 9:58AM Page 3 of 4 Lucy Adame-Clark, Bexar County Clerk

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 2 day of OCTO SEV., 2021.
Woods of Alon (San Antonio) Homeowners' Association, Inc.
By: Shelby Schilleci (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on 27th,
Management, the Managing Agent of Woods of Alon (San Antonio) Homeowners' Association, Inc., on
behalf of said association.  Annu Sanda Sa

Notary Public, State of Texas

After Recording, Return To: Spectrum Association Management Attn: Transitions 17319 San Pedro Ave., Ste. #318 San Antonio, TX 78232



#### File Information

# eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

**Document Number:** 20210301403

Recorded Date: October 28, 2021

Recorded Time: 9:58 AM

Total Pages: 4

Total Fees: \$34.00

### \*\* THIS PAGE IS PART OF THE DOCUMENT \*\*

\*\* Do Not Remove \*\*

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/28/2021 9:58 AM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk